

AGENDA

- Welcome & Introductions
- Blue Hill Avenue Action Plan Summary & Goals
- B1 Parcels Survey Responses
- Comments, Q&A
- Next Steps RFF

Meeting Objective: Discuss Survey Responses, Comments and Answer Questions on Possible Site Uses for City Parcels on Blue Hill Avenue for a Forthcoming Development Request for Proposals (RFP)



Blue Hill Ave Map [30 Parcels]





Blue Hill Avenue Action Plan Project Timeline

DND participated in Outreach & Coordination: City Agengies, Elected Officials & Neighborhood Wentworth Design lanuary Studio conversation as DND met with BPDA, OED, BTD, and Councilor Campbell's office to outline the Blue part of the iLab "Future Hill Avenue Initiative and provide context for DND's upcoming community Decker" Initiative meetings. DND participated in the Plan: Mattapan Deep Dive community meeting on January 22, 2020. Visited local businesses and invited them to the February Information Gathering & Walking Tour (B1): Woolson St to Floyd St B1 parcels walking tour held on February 18th DND met with BPDA to discuss Plan: Mattapan including goals for housing, jobs & March - May businesses, mobility, and places & cultures. DND walking tour for B1 parcels held on COVID-19 DND participated in February 18th. Delay BTD's Blue Hill Ave Transpotrtation Action Plan on March 5th B1 Parcels Virtual Meeting (Mattapan): DND will hold a virtual community meeting for B1 parcels on July 23rd. The B1 virtual meeting will be the basis for sequential B3 and B4 virtual meetings. August-September Walking Tours & Virtual Community Meetings (B3 & B4 Parcels): Brunswick St to Winthrop St DND will schedule a walking tour for B3 parcels on August 19th (tentative) and B4 parcels on August 26th (tentative). Community meeting for B3 parcels to be held on September 16th (tentative) and B4 parcels on September 30th (tentative). Draft RFP: For B1 Parcels August-September Create a draft RFP(s) using resources and feedback collected throughout the planning process. Issue RFP: B1 Parcels; Draft RFP for B2 & B3 Parcels September-October DND issues RFP taking into consideration, feasibility, best uses, and community feedback. November-December O B1 Developer Presentations; Issue RFP for B2 & B3 Parcels Developers who meet RFP criteria will present proposals to the community. January-February O— B1 Developer Selection; B2 & B3 Developer Presentations DND will present preferred prosals to the community

Ongoing "Bringing Businesses Back to Blue Hill Ave"Recruitment Campaign (Ongoing): DND will work with stakeholders to assess best uses for interim site activation including art displays and Pop-Up events. DND collaboration with EOD to connect

> potential businesses and entrepeneurs with developers who plan to submit proposals to the RFP.



Neighborhood Development

"Bringing Business and Mixed-Use Housing Back to Blue Hill Ave"

Project Goals - B1 Parcels

- Spark economic development and business growth opportunities; improve existing business, foster entrepreneurial spirit in the community. Use OED, Restore Boston, Technical Assistance to:
 - Create local jobs so that more existing workers can live in the community because of affordable housing close to where they work.
 - Attract businesses and services that the neighborhood has been looking for. Make marriages of developers and potential business owners.
 - Promote housing in combination with commercial development, "mixed use" opportunities
- Coordinate project goals with Transportation along BHA.
- Align the project goals for disposition with PLAN: Mattapan and look for opportunities for implementation of the Plan.



B1 Parcels Summary

- 10 city-owned vacant parcels along the Mattapan section of Blue Hill Avenue
- 41,805 square feet
- FY19 assessed value of \$356,200
- Current zoning; 3F-6000, 3F-5000, Neighborhood Shopping (NS1)
- Previous Request for Proposals (RFP) issued between 2008-2017.





Woolson St to Floyd St [B1]





Woolson St to Floyd St [B1]







"Bringing Business Back to Blue Hill Ave" [B1]

Possible Commercial & Residential Uses (or Mixed Use) We have heard that these are important key issues to address:

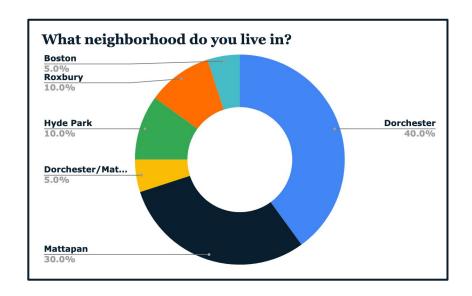
- Create local business opportunities that foster the entrepreneurial spirit of members of local community.
- Attract businesses and services that the neighborhood has been looking for.
- Create opportunities to own retail and commercial space instead of renting living close to their business.
- Create local jobs so employees can live in the community because affordable housing is close to where they work.
- Promote a development model combining housing with commercial.



B1 Survey Responses

Words Used to Describe Blue Hill Avenue:



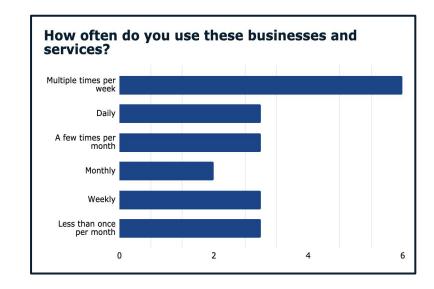




B1 Survey Responses

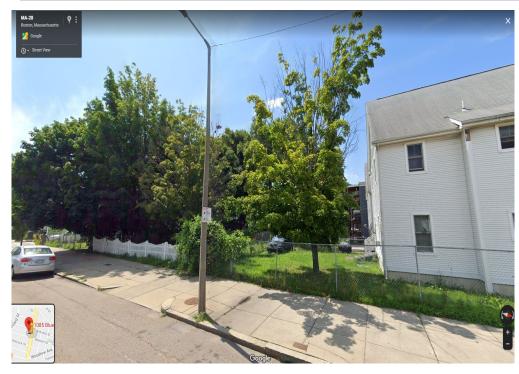
Commonly Used Services Located on Blue Hill Avenue:

- Hair Salons & Barber Shops
- Bodegas
- Roxbury Center for Performing Arts
- Grocery Stores
- Library & Community Centers
- Banks, ATM, and Check Cashers
- Restaurants
- Auto Repair & Gas Stations
- Neighborhood Shopping
- Post Office & Police Department

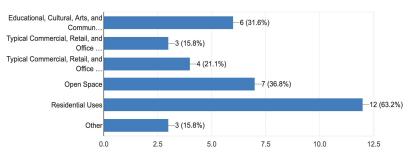




1085 Blue Hill Ave (5,000 sf)



Do you think think the best use(s) for this parcel would be (check all that apply): 19 responses



Street View

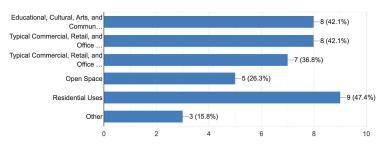
Zoning: MATTAPAN 3F-5000



1028 and 1044 Blue Hill Ave (6,041 sf)



Do you think think the best use(s) for this parcel would be (check all that apply): $^{\rm 19\,responses}$



Street View

Zoning: MATTAPAN NS-1



1039 Blue Hill Ave and 6 Fabyan St (7,789 sf)



19 responses

Educational, Cultural, Arts, and Commun...

Typical Commercial, Retail, and Office ...

Typical Commercial, Retail, and Office ...

Open Space

Residential Uses

Other

Other

-5 (28.3%)

Do you think think the best use(s) for this parcel would be (check all that apply):

Street View

Zoning: MATTAPAN 3F-5000



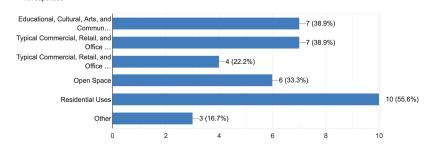
1015 and 1019 Blue Hill Ave (7,037 sf)



Street View

Zoning: MATTAPAN 3F-5000

Do you think think the best use(s) for this parcel would be (check all that apply): 18 responses





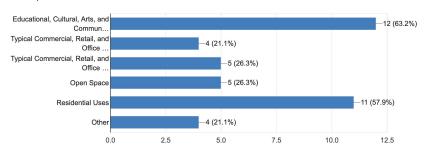
978-982 Blue Hill Ave (5,619 sf)



Street View

Zoning: MATTAPAN NS-1

Do you think think the best use(s) for this parcel would be (check all that apply): 19 responses

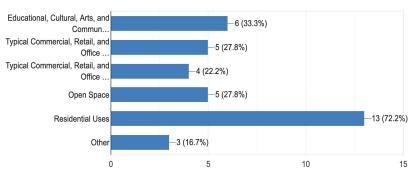




3 Baird Street (2,840 sf)



Do you think think the best use(s) for this parcel would be (check all that apply): 18 responses



Street View

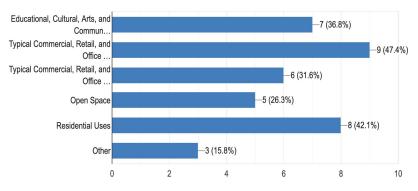
Zoning: MATTAPAN NS-1



1127 to 1135 Blue Hill Ave (3,579 sf)



Do you think think the best use(s) for this parcel would be (check all that apply): 19 responses



Street View

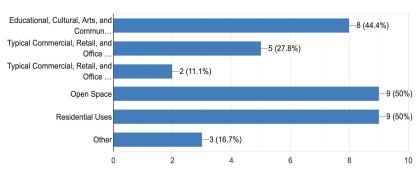
Zoning: MATTAPAN NS-1



1228 to 1230 Blue Hill Ave (3,900 sf)



Do you think think the best use(s) for this parcel would be (check all that apply): 18 responses



Street View

Zoning: MATTAPAN 3F-6000



Thank You!

Comments, Questions & Answers



